LOT 67
IN OR 2112/1891
PT OR 2077/1945

FEDER DEVIN KYLE/HAGADORN MELISSA LEIGH
79544 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0067-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

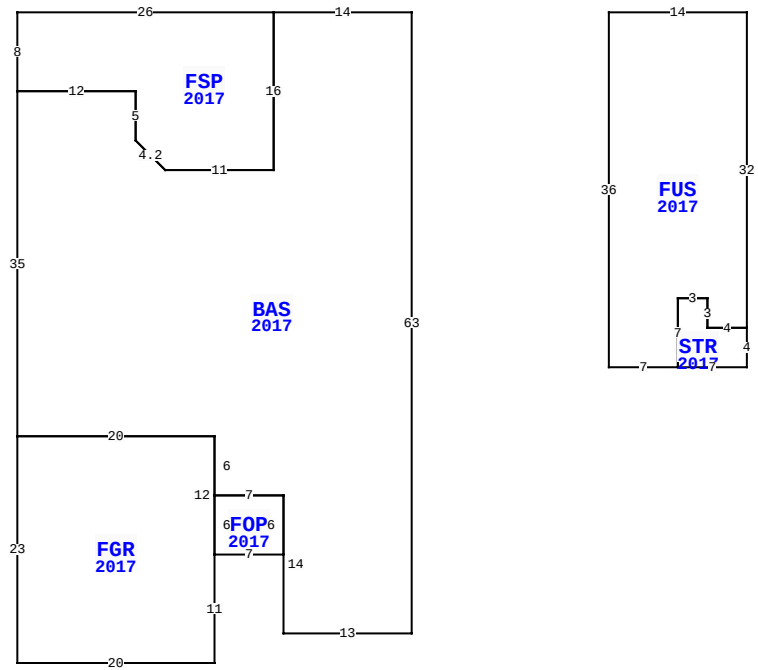
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	2017	1,707	197,784
FGR	460	55	2017	253	29,314
FOP	42	30	2017	13	1,506
FSP	316	40	2017	126	14,599
FUS	467	100	2017	467	54,110
STR	37	10	2017	4	464
TOTALS	3,029			2,570	297,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,570	119.4480	119.45	306,986	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 2174 HX Base Yr



79544 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	297,776
TOTAL MARKET OB/XF VALUE	10,133
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	367,909
SOH/AGL Deduction	0
ASSESSED VALUE	367,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,909
TOTAL JUST VALUE	367,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001074	CO ISSUED	0	02/13/2017
B1633253	NEW CONSTR	264,073	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2112/1891	3/30/2017	WD	Q	I	01	246,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FEDER DEVIN KYLE &						
2077/1945	10/13/2016	WD	Q	V	05	270,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FSP=[YR=2017] W26 S8 E12 S5 D3 R3 E11 N16$ S16 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR=E20 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3 E4$W4 N3 W3 S7 W7 N36$ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	814.00	SF	6.50	6.50	100	2017	2017	3	96	5,079	
2	0462	ST/AL FNC	0	0	0	0	624.00	SF	10.00	10.00	100	2017	2017	3	81	5,054	

LAND DESCRIPTION

TOTAL OB/XF 10,133

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS